

Corktown

A PROJECT BY



COREARCHITECTS



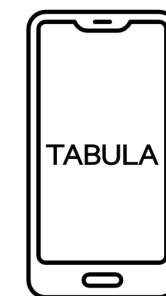
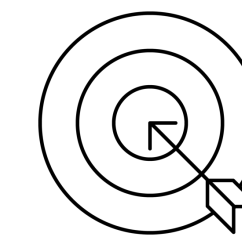
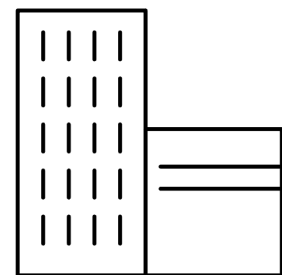
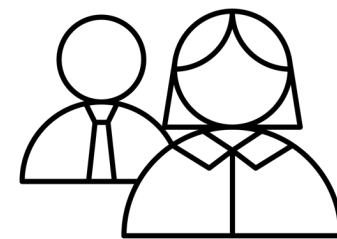
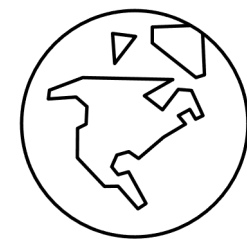
RAD MARKETING

Slate Asset Management is a global investment and asset management firm focused on real assets.

Slate's Development Team has a history of global development deals. Slate works across all asset classes, including residential condominium, purpose-built rental, retail, office, and industrial.

Working in partnership with the world's best architects and consultant teams, Slate's approach to development is focused on using design innovation to improve our cities and reveal opportunities that others may be overlooking.

Slate Asset Management is a global investment and asset management firm focused on real assets.



A global footprint	Nimble & entrepreneurial	Proactive, hands-on approach	Owned and controlled by the management team	Institutionally validated, internationally regulated	Technologically innovative
We have a unique perspective	Strong culture that rewards creativity and hustle	Experienced owner-operators with a hands-on approach to asset management	Alignment of interests through equity investments in all our vehicles	Regulated by the SEC, CSSF and CSA, with ESG embedded across our platform	Tabula, our proprietary software platform

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SLATE

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12 Development Projects

+20M SF Total Gross Floor Area In Development

+8,400 Units in Development

\$2B Gross Residential Development Value

\$3B Industrial Park Development Value



Junction House

2720 Dundas Street West, Toronto

Occupancy Summer 2023

A nine-story boutique condominium perfectly located at the gateway to Toronto's burgeoning Junction neighborhood

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	Junction House	Dixie Outlet Mall	One Delisle	100 Lombard	685 Lake Shore	1 St. Clair Ave W	Stelco
Location	Toronto, ON	Mississauga, ON	Toronto, ON	Toronto, ON	Toronto, ON	Toronto, ON	Hamilton, ON
Size	144K SF	830K SF	400K SF	420K SF	701K SF	366K SF	12M SF
Storeys	9	9, 12, 18, 22 & 25	47	59	35	49	-
Status	Under Construction	Planning	Under Construction	Planning	Planning	Planning	Planning

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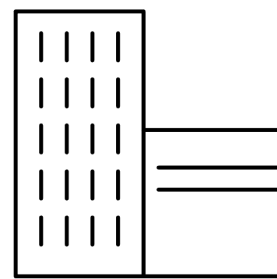
Slate Asset Management – The Yonge & St. Clair Story



Cucina Buca

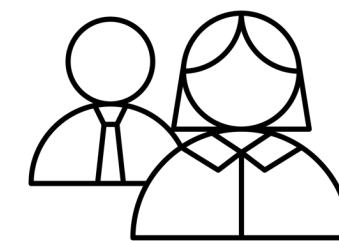
2 St. Clair Ave W, Suite 100

Revitalizing the northwest corner of Yonge & St. Clair



Slate owns 10 high-quality assets at Yonge and St. Clair

- All four corners of the intersection
- 1.25 million square feet



Strategic capital investment - Over \$50M to date

- Initiatives include public realm improvements, large scale art murals, extensive building renovations and tenant improvements



A long-term view

- Slate has improved all four corners of the intersection to attract anchor bank tenants and retailers like Buca

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1 St. Clair
Ave East

2 St. Clair
Ave East

2 St. Clair
Ave West

21 St. Clair
Ave East

1 & 11
St. Clair
Ave West

30 St. Clair
Ave West

55 St. Clair
Ave West

1496-1510
Yonge St.

40 St. Clair
Ave West

ONE DELISLE





One Delisle is a new architectural landmark at Yonge & St. Clair, a project of firsts. It launched in May 2021.

70% of the units sold in 8 weeks – prices were the highest, record-setting, in the Yonge & St. Clair neighbourhood.

Architecture by international award-winning starchitect Jeanne Gang – her first project in Canada. Unparalleled design, amenities and community offering – including expansion of Delisle Park by 50%.

Each Penthouse purchaser received a one-of-a-kind NFT, an exclusive commission for Slate and purchasers of One Delisle. The first partnership between artist and real estate developer ever.



Jeanne Gang, Founder/Partner Studio Gang Architecture

Named among 100 Most Influential People in the World, TIME Magazine



One Delisle

Toronto, ON

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One Delisle Amenities



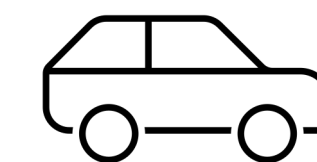
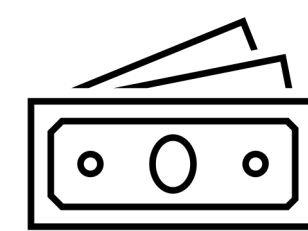
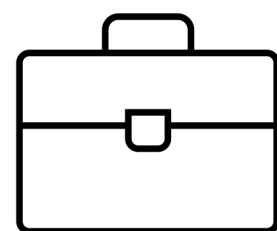
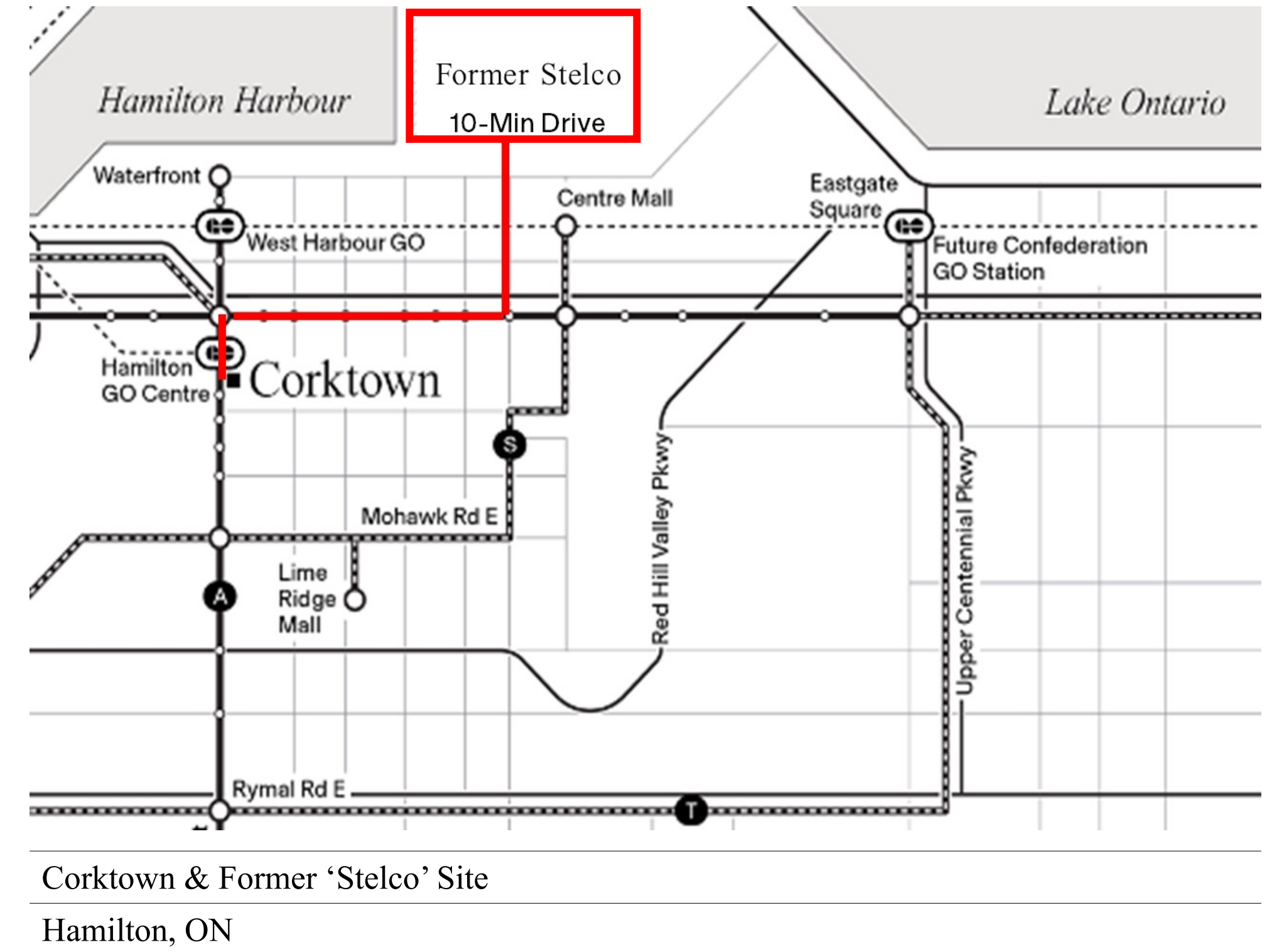
One Delisle
Toronto, ON
Wine & Cocktail Lounge



One Delisle
Toronto, ON
Chef's Kitchen & Private Dining

Award-winning developer Slate Asset Management has local roots in Hamilton – the former ‘Stelco’ lands is the firm's 800-acre industrial site located on the City's waterfront.

The size of Central Park, the site is a one-of-a-kind industrial development opportunity in North America. It has direct access to the US land boarder, Ontario’s highways, on-site rail, and the Hamilton International Airport. Already home to film productions and manufacturing, the site is an unparalleled offering and future home to modern industry.



Employment activation¹

- ‘Stelco’ is projected to create 23,000 new jobs across the GTHA

Economic investment

- ‘Stelco’ will add up to \$3.8B into Ontario economy over the next decade

Accessible & connected

- ‘Stelco’ is a 10-minute drive from Corktown

Hamilton's Economy is expected to grow exponentially in the next 5 years, continuing its upward trend - many businesses and investors recognizing the potential of Hamilton and its workforce, the City is investing heavily in infrastructure and improved connectivity.

- \$500M public / private investment to Hamilton's Downtown (Including FirstOntario Centre and the Art Gallery of Hamilton)¹
- \$140M investment in Hamilton's waterfront
- Continued ownership of its manufacturing heritage by promoting industrial use, welcoming the Stelco development and the recent Amazon facility
- Thriving creative industry - \$72.8M was spent on film productions in 2022 and 986 film permits were issued last year



Top Left: Hess Village, Hamilton, ON

Bottom Left: King William Street, Hamilton, ON

Right: Redchurch Café & Gallery, 68 King St E, Hamilton, ON

¹Invest in Hamilton

Education in Hamilton



McMaster University
1280 Main St W, Hamilton, ON



McMaster University¹

Canada's Top Research University

- +37,000 Students
- 17% Increase (YoY) in International Students



Mohawk College²

One of Canada's Best Colleges

- +13,000 Students
- 31% Increase (YoY) in International Students

¹McMaster University
² Mohawk College

Corktown Neighbourhood, Downtown Hamilton

Restaurants and Cafés

- | | |
|----|-------------------------|
| 1 | Motel Restaurant |
| 2 | The Mule |
| 3 | SYNONYM |
| 4 | MERIT Brewing Company |
| 5 | Berkeley North |
| 6 | CIMA Enoteca |
| 7 | Secco |
| 8 | The French |
| 9 | Collective Arts Brewing |
| 10 | Detour Cafe |
| 11 | Bon Temps |

Retail and Shopping

- | | |
|----|-----------------|
| 12 | Jackson Square |
| 13 | STOREonjames |
| 14 | Studio 205 |
| 15 | Vintage Charm |
| 16 | Bodega Wellness |
| 17 | CF Lime Ridge |

Entertainment

- | | |
|----|-------------------------|
| 18 | FirstOntario Centre |
| 19 | Art Gallery of Hamilton |

Grocers and Markets

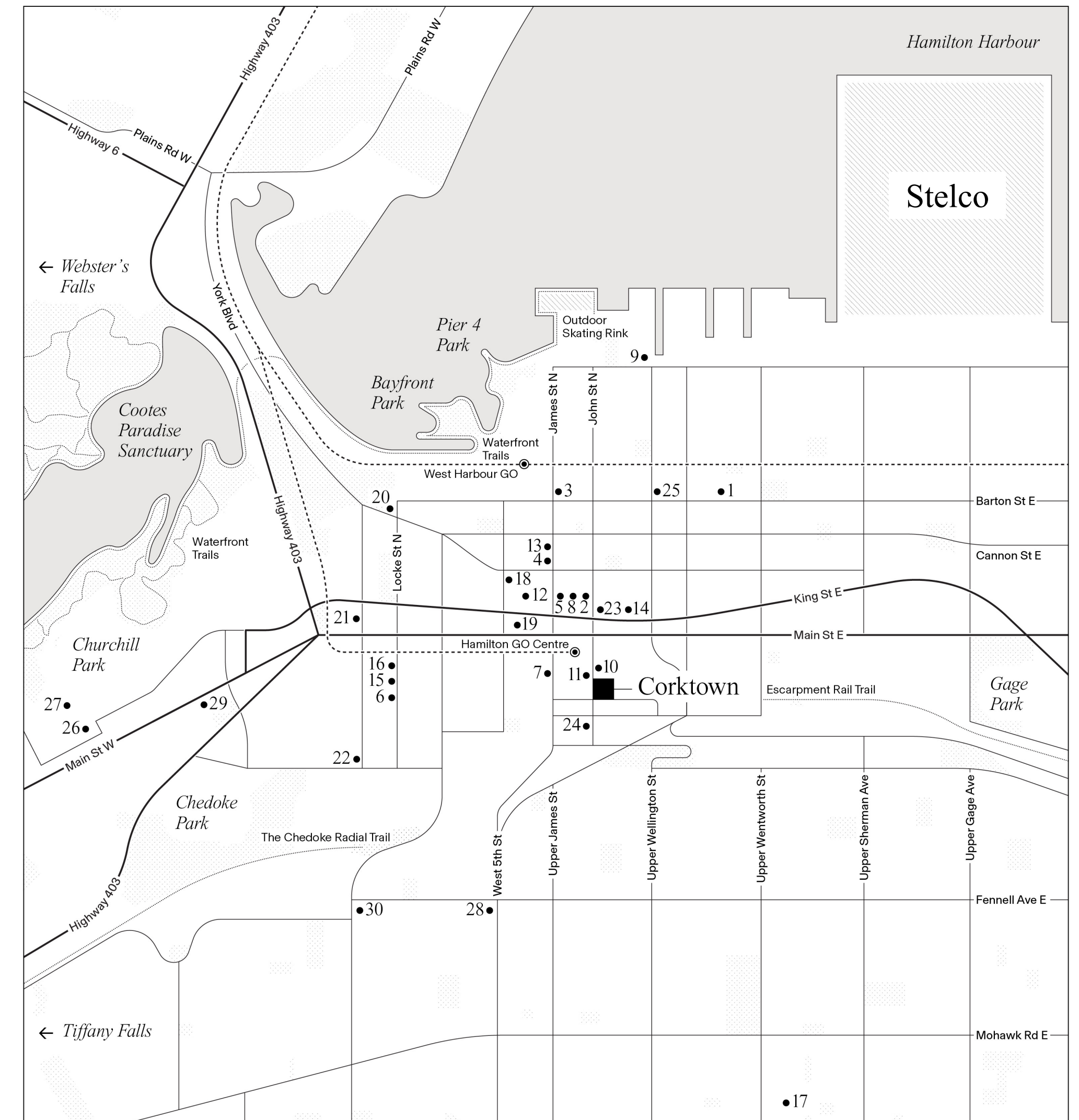
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|----|-------------------|
| 20 | Strathcona Market |
| 21 | Fortinos |
| 22 | Dundurn Market |
| 23 | Gastro Market |

Hospitals and Medical Centres

- | | |
|----|------------------------------------|
| 24 | St. Joseph's Healthcare Hamilton |
| 25 | Hamilton General Hospital |
| 26 | McMaster University Medical Centre |

Education

- | | |
|----|--------------------------------|
| 27 | McMaster University |
| 28 | Mohawk College |
| 29 | Columbia International College |
| 30 | Hillfield Strathallan College |



Corktown Neighbourhood Map
Hamilton, ON



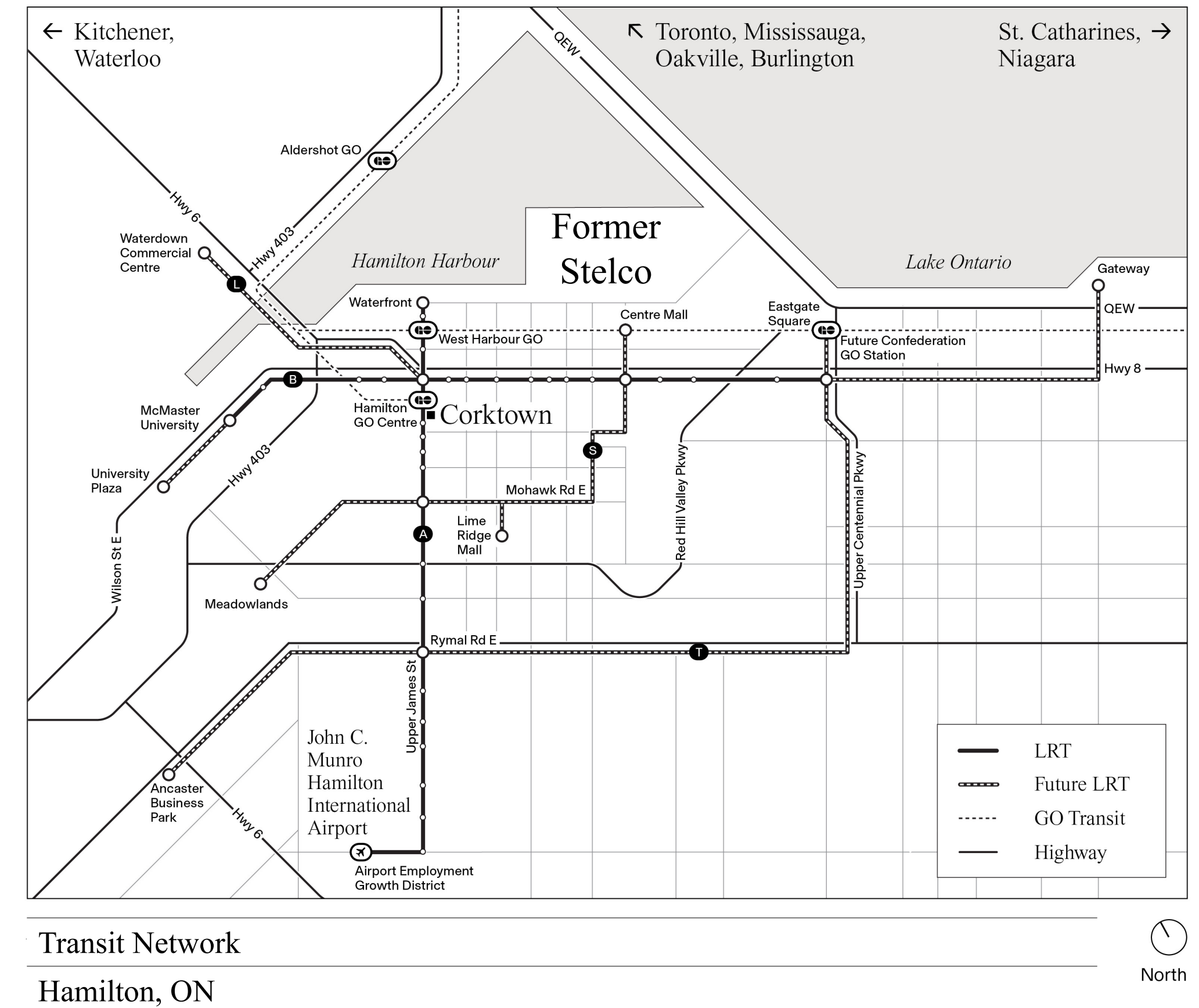
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Your morning commute has never been easier with two-way, all-day GO service offered from the Hamilton GO Centre to Union Station.

At Corktown, you are connected. Commute to Toronto in 45-min by car, 90-min by train.

- 5-min walk to the Hamilton GO Centre
- 10-min drive to John C. Munro Hamilton International Airport
- 1-hr drive to U.S. Border at Lewiston Bridge
- 15-min drive to McMaster University
- Significant planned transit increases including a new Hamilton LRT to be delivered in the short-term





Hamilton GO Centre
36 Hunter St E, Hamilton, ON



Future LRT Rendering
Hamilton, ON

Hamilton has seen steady market growth over the past few years, with an increase in both property values and demand for housing. This growth has been driven by several factors, including the city's proximity to Toronto, growing industry, and affordability.

- Hamilton is, on average, \$500 PSF less expensive than Toronto and \$40 PSF less expensive than neighbour Burlington
- A pre-construction condo in Hamilton remains the most affordable housing option; condos are a steep discount to low-rise housing, further driving demand
 - Avg. detached home price \$875,000¹
- Hamilton has experienced consistent price growth, resilience
 - \$901 Avg. PSF condo price, up 12% YoY
 - Traditionally few projects on the market, no sophisticated developers
- 22% increase in housing starts in the Hamilton CMA³
- Record-setting immigration levels are expected as Canada aims to bring in 1M new immigrants by 2025⁴
 - Following Toronto and Ottawa, most immigrants settle, and stay in Hamilton⁵



Average Pre-construction Purchase Rates (PSF)⁶

Greater Golden Horseshoe



North

¹WOWA Housing Market Report, March 2023
²Urbanation
³Invest in Hamilton

⁴Government of Canada Q4-2022
⁵Statistics Canada 2021 Census
⁶Urbanation

Corktown Pricing Starts in the \$300,000's. Your clients can take advantage of Government policies to make their purchase even more affordable.

First Home Savings Account (FHSA)

- A registered plan to help First Time Homebuyers save¹

First-Time Home Buyer Incentive

- Qualified first-time home buyers can reduce their monthly mortgage payments without adding to financial burdens²

AMENDED - Prohibition on the Purchase of Residential Property By Non-Canadians

- With the current 2-year ban of foreign buyers in Canada, international students are exempted from this mandate.
- Work Permit Holders are eligible if they have 183 days or more of validity remaining on their work permit at the time of purchase – they can purchase one property if they have not purchased before.

¹CMHC
²Study International
³McMaster University



Students on McMaster University Campus³

McMaster University

Hamilton, ON

Corktown is brought to you by a celebrated project team, known for best-in-class mixed-use development across the Greater Toronto Area.



mason studio



Janet
Rosenberg
& Studio

Vanderbrand

COREARCHITECTS

JORG



EllisDon



Corktown offers unparalleled amenities, suites, and outdoor space to residents.

Interior and exterior architecture by CORE, inspired by hotels around the world: outdoor pool, wellness area, gym, yoga room, lounge, large-scale outdoor terrace with panoramic views of Hamilton and incredible art displays in the residential lobby.

Interior design by Mason Studio, the standard offering at Corktown is an upgrade to what is on the market: integrated appliances, wide plank flooring, elevated bathroom design with matte black fixtures. 95% of suites have outdoor space.



Corktown

Hamilton, ON

Thank You!

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